

Rockland County Clerk Recording Cover Sheet

Received From :
IVETTE NUNEZ
19E HERITAGE DR
NEW CITY, NY 10956

Return To :
MIGUEL NUNEZ JR
19E HERITAGE DR
NEW CITY, NY 10956

First GRANTOR

NUNEZ, IVETTE

First GRANTEE

NUNEZ, MIGUEL JR

Index Type : Land Records

Instr Number : 2007-00006082

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed

Recording Fee : \$123.00

Recording Pages : 6

The Property affected by this instrument is situated in Clarkstown, in the
County of Rockland, New York

Real Estate Transfer Tax

RETT # : 3356

Deed Amount : \$0.00

RETT Amount : \$0.00

Total Fees : \$123.00

State of New York

County of Rockland


I hereby certify that the within and foregoing was
recorded in the Clerk's office for Rockland County,
New York

On (Recorded Date) : 02/07/2007

At (Recorded Time) : 3:03:18 PM



Doc ID - 017177700006


Paul Piperato, County Clerk



This sheet constitutes the Clerk's endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: COUNTER1 Printed On: 02/08/2007 At: 9:28:09AM

File#:200700006082

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION)**

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 7th day of February, two thousand and seven, between

Ivette Nunez, 19-E Heritage Drive, New City, New York 10956

, party of the first part, and

Miguel Nunez, Jr., 19-E Heritage Drive, New City, New York 10956

, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF.

BEING and intended to be the same premises conveyed by a deed from David Sanchez & Ivette Nunez to party of the first part dated April 21, 2004 and recorded in the Rockland County Clerk's Office on February 15, 2005 in Instrument Id# 2005-00008422.

Subject to the provisions of the Declaration, By-Laws, Rules, and Regulations and Floor Plans of the New City Condominium II as same may be amended from time to time, all as recorded in the Rockland County Clerk's Office, which provisions, together with any and all amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit as though such provisions were recited and stipulated at length herein;

By the acceptance and recording of this Deed, the grantee hereby consents to the

By-Laws and Rules and Regulations of the Condominium (and Homeowner's Association) as the same may be amended from time to time, and agrees to be bound by same.

The use for which the unit is intended is that of a one-family residence except that a unit may be used for professional purposes permitted by the applicable governmental regulations.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

NYSHA PRACTICE FORMS 10/99

REM7.16
-1-

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

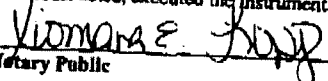

Seller - Ivette Nunes


Purchaser - Miguel Nunes, Jr.

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

On the 7th day of February in the year 2007 before me, the undersigned personally, Ivette Nunes, appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

XIOMARA E LOPEZ
Notary Public, State of New York
No. 011,051,41974
Qualified in Rockland County
Commission Expires 3-3-10

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
) ss.:
 COUNTY OF ROCKLAND)

On the 7th day of February in the year 2007 before me, the undersigned, personally, Miguel Nunez, Jr. appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Xiomara E. Lopez
 Notary Public

XIOMARA E. LOPEZ
 Notary Public, State of New York
 No. 0141141974
 Qualified in Rockland County
 Commission Expires 3-3-10

Premises: 19-E Heritage Drive, New City, New York 10956
 SECTION: 43.7 BLOCK: 1 LOT: 20/540

Record and Return to: Miguel Nunez, Jr.
 19-E Heritage Drive
 New City, New York 10956

NYSBA PRACTICE FORMS 10/99

R2867.16

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File#: 200700006082

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Clarkstown, County of Rockland, and State of New York, described as UNIT 19-E as shown on Condominium Plan entitled "New City Condominium II", filed in the Rockland County Clerk's Office (Index Number 4567/1973), together with a .007752 interest as tenants in the common elements of the Condominium described in the Declaration of Condominium entitled "New City Condominium II" recorded in the Rockland County Clerk's Office on August 30, 1973 in Liber 934 of Deeds at Page 430 being that part of the common elements as constitutes Real Property.
19 HERITAGE DRIVE #E, NEW CITY NY 10956

C1. SWIS Code 392087

C2. Date Deed Recorded 2/7/07

C3. Book 2007 Page 06083

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

NY-5217 Rev. 1997

PROPERTY INFORMATION

1. Property Location 19-E Heritage Drive
Clarkstown
 CITY OR TOWN 10956
 ZIP CODE

2. Buyer Name Núñez, Jr. Miguel
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address 19-E Heritage Drive
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 of Parcels OR 1 Part of a Parcel

5. Deed Property Size 0.01 x 0.01 OR 0.01 ACRES

6. Seller Name Núñez, Jr. Ivette
 LAST NAME / COMPANY FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:

<input checked="" type="checkbox"/> A One Family Residential	<input type="checkbox"/> E Agricultural	<input type="checkbox"/> I Community Service
<input type="checkbox"/> B 2 or 3 Family Residential	<input type="checkbox"/> F Commercial	<input type="checkbox"/> J Industrial
<input type="checkbox"/> C Residential Vacant Land	<input type="checkbox"/> G Apartment	<input type="checkbox"/> K Public Service
<input type="checkbox"/> D Non-Residential Vacant Land	<input type="checkbox"/> H Entertainment / Amusement	<input type="checkbox"/> L Forest

8. Check the boxes below as they apply:

<input type="checkbox"/> 4A. Planning Board with Subdivision Authority Existed	<input type="checkbox"/>
<input type="checkbox"/> 4B. Subdivision Approval was Required for Transfer	<input type="checkbox"/>
<input type="checkbox"/> 4C. Parcel Approved for Subdivision with Map Provided	<input type="checkbox"/>

9. Check the boxes below as they apply:

<input checked="" type="checkbox"/> 8. Ownership Type is Condominium	<input type="checkbox"/>
<input type="checkbox"/> 9. New Construction on Vacant Land	<input type="checkbox"/>
<input type="checkbox"/> 10A. Property Located within an Agricultural District	<input type="checkbox"/>
<input type="checkbox"/> 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District	<input type="checkbox"/>

SALE INFORMATION

11. Sale Contract Date N/A
 Month Day Year

12. Date of Sale / Transfer 2/7/07
 Month Day Year

13. Full Sale Price 0.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations. Please round to the nearest whole dollar amount.)

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:

<input type="checkbox"/> A Sale Common Relatives or Former Relatives	<input checked="" type="checkbox"/> X None
<input type="checkbox"/> B Sale Between Related Companies or Partners in Business	
<input type="checkbox"/> C One of the Buyers is also a Seller	
<input type="checkbox"/> D Buyer or Seller is Government Agency or Lending Institution	
<input type="checkbox"/> E Dual Type real Warranty or Bargain and Sale (Specify Below)	
<input type="checkbox"/> F Sale of Fractional or Less than Fee Interest (Specify Below)	
<input type="checkbox"/> G Significant Change in Property Between Transfer Status and Sale Date	
<input type="checkbox"/> H Sale of Business is included in Sale Price	
<input type="checkbox"/> I Other Unusual Factors Affecting Sale Price (Specify Below)	

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken 06

17. Total Assessed Value (of all parcels in transfer) 85,600

18. Property Class 210

19. School District Name Clarkstown

20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
43.7-1-20.1540

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein is subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

Miguel Núñez, Jr. 2/7/07
 BUYER SIGNATURE DATE
19-E Heritage Drive
 STREET NUMBER STREET NAME (APT. NO.)
New City NY 10956
 CITY OR TOWN STATE ZIP CODE
Ivette Núñez 2/7/07
 SELLER SIGNATURE DATE

BUYER'S ATTORNEY

Zughe Thomas P.
 LAST NAME FIRST NAME
845 354-1221
 AREA CODE TELEPHONE NUMBER

NEW YORK STATE
COPY